

ACTION AGENDA

DESIGN REVIEW COMMITTEE Chula Vista, California

January 9, 2006
4:30 p.m.

Council Chambers
Public Services Building
276 Fourth Avenue, Chula Vista

ROLL CALL:

Alberdi, Bringas, Calvo, Magallon, Mestler

PUBLIC HEARING:

1. DRC-06-19

McMillin Homes
Otay Ranch Village 7, Multi-family Neighborhood R-5
Design review for a 132-unit condominium project.

Project Manager: Harold Phelps, Associate Planner

Continued from December 19, 2005

Action: (Alberdi/Bringas) (5-0) Approved as presented with a modification to Condition 1. The first sentence will be revised to state: Plans and elevations submitted shall be in conformance with the final set of entitlement design review plans and elevations and the original color and material boards provided for review and approval by the DRC with the exception of the Cottage style elevations (2B) which will be revised to the satisfaction of staff.

PRELIMINARY REVIEW:

2. DRC-04-53

St. Pius X
1120 Cuyamaca Ave.
Chula Vista, CA
Second preliminary review of proposed modification to the church and school in response to comments of November 1, 2004 meeting.

Project Manager: Gerald Moorner, Planner with RBF Consultants

Action: None taken. Overall, the DRC felt that the revised design was headed in the right direction. The following recommendations were made:

1. The arcade on the school façade was too plain and needed articulation in order to make it more visually appealing and break up the mass of the wall.

2. The crown work feature shown on the church should be carried over to the buildings in the back wherever necessary.
3. The exterior texture that is on the existing church should be matched to the new buildings.
4. More articulation is needed on multi-purpose facility to make it cohesive with the rest of the architecture.
5. The angle on the bottom of the two archways by the stairs on the west side of the parish hall should be removed.

3. DRC-05-56

Villas Del Mar Development, LLC
160 N. Del Mar Ave.
Chula Vista, CA

Second preliminary review of 12-unit planned development.

Project Manager: Jeff Steichen, Associate Planner

Action: None taken. The Committee felt that that design was still lacking information. The floor plans were not included. They recommended that the applicant revise and simplify building elevations so that they are more cohesive. A DRC subcommittee meeting was recommended between the applicants to go over design issues.

4. DRC-05-39

The Olson Company BayVista Walk

The project is located at the southwest corner of Palomar Street and Industrial Boulevard.

Mixed-use project consisting of 163 multi-family units and 10,500 sq. ft. of retail commercial.

Project Manager: Dan Wery, Planner with RBF Consulting

Action: None taken. The Committee liked the concept of the project and recommended:

1. Entrance into the project should be more prominent. A design detail should be implemented that directs people into the center courtyard area main path of travel.
2. Changes were recommended to building elevations.
3. Open space is lacking. Suggested reducing a unit within each building to create more open space within the project.

4. The tot-lot area should be more centralized and additional play areas should be considered, especially an area for older children.
5. An alternative roof material for the residential component was suggested.
6. Include awnings on retail storefronts to provide variation along the street scene.
7. Development is accessible by the public. Suggested having a security entry from the Palomar Street entrance and possibly a gated entrance from Frontage Road.
8. Additional color and articulation should be added to 5-story building to break up the first story minimal residential look. Should have urban design.
9. Concern about overall design of project should have more of an Urban Village Facade. Architecture along Palomar frontage does not give the project the Gateway prominence it deserves. Stairways look too residential they should be enclosed in a tower element.
10. Concern about the height of the podium building. Thought it was more appropriate to have a 4-story building with a maximum height of 48-ft.

5. DRC-06-27 &28

J & J Investments/Nahum Mendoza

Marsella Villas 1 & 2

The project is located on 4 parcels totaling 1.65 acres on the north side of Ada Drive.

Development of 41 townhomes.

Project Manager: Dan Wery, Planner with RBF Consulting.

Action: None taken. The DRC recommended additional articulation to the buildings.

INFORMATION:

6. DRC-05-20

Peter Quinn

Voit Development

3513 – 3517 Main Street

Chula Vista, CA

Verification of intent of action approving project with Condition 5 that applicant is objecting to.

Project Manager: Ann Pease, Associate Planner

Action: Chair Alberdi concurred that Condition 5 should have been deleted. Project will be re-

noticed so that NOD can be modified at January 23rd meeting to delete Condition 5.

7. DRC-05-08

The designers of the Jehovah's Witness Church in Rolling Hills Ranch have requested a DRC subcommittee meeting to discuss comments made by the DRC on October 3, 2005.

Project Manager: Ann Pease, Associate Planner

Action: A subcommittee meeting with Members Alberdi and Mestler and the applicant would be held on January 11, 2006 at 4:30 p.m. to go over design issues.

ADJOURNMENT:

At 7:54 p.m. to a regular meeting on Monday, January 23, 2006 at 4:30 p.m. in Council Chambers.